

PUBLIC BUILDING COMMISSION OF CHICAGO
MINUTES OF THE ADMINISTRATIVE OPERATIONS COMMITTEE
MEETING HELD ON APRIL 2, 2015

The meeting of the Administrative Operations Committee of the Public Building Commission of Chicago was held in the 2nd floor Board Room at the Richard J. Daley Center on April 2, 2015 at 1:00 p.m.

The following Committee members were present:

Chairman Brazier *
Commissioner Arnold Randall *

Also present were:

Erin Lavin Cabonargi *
Paul Spieles *
Mary Pat Witry *
Lori Lypson *
Ilyas Lakada *
Lisa Giderof
Raven DeVaughn *
Eileen Ryan
Daryl McNabb
Nikki Bravo
Ivan Hansen *
Molly Sullivan
Art Del Muro
Langdon Neal, Neal and Leroy *
Anne Fredd, Neal and Leroy *

*Attended Executive Session portion of the meeting.

The reading of the minutes of the February 26, 2015 Administrative Operations Committee meeting which were previously distributed, was dispensed with. Upon motion duly made and seconded the minutes of said meeting were unanimously adopted.

Pursuant to Section 2.06(g) of the Open Meetings Act, a public comment period was held. No comments or statements were presented by any persons.

The Executive Director advised the AO Committee regarding bid opening for Contract 1565 for the Southwest Area School located at 6018 South Karlov Avenue. The bids were received earlier in the day and are under review. K.R. Miller Contractors, Inc. appears to be the low bidder.

The Executive Director's report was accepted.

The AO Committee was advised by the Chief Administrative Officer regarding updates to PBC's Human Resources Policies to ensure that they are relevant, current and align with the PBC's mission statement. She reported that an effort is underway to consolidate over 40 Human Resources policies into approximately 20 updated policies. She provided a summary of the various policies that are being revised pending current legal review.

The committee accepted the report of the Chief Administrative Officer.

The Chief Operating Officer Lori Lybson reported on Task Order Awards to Specialty Consultants for the following services and projects:

Jones College Prep Environmental A, B and C	Carnow, Conibear & Assoc	\$2,248.49
Lincoln ES Annex Material Testing	Terracon Consultants, Inc.	\$220,339.00
Walter Payton College Prep Annex Material Testing	GSG Material Testing, Inc.	\$117,690.00

The next two reports from the Chief Operating Office were related to the CPS 2015 Window Air Conditioner Project. First was a proposed contract award to Illco, Inc. as supplier of required window air conditioners for the 2015 Air Conditioner Project in an amount not to exceed \$1,400,000.00.

Next was proposed contract awards to Auburn Corporation and Jensen Window Corporation for the fabrication, delivery and installation of window panels as well as the installation of air conditioning units for the CPS 2015 Window Air Conditioner Project in an amount not to exceed \$2,500,000.00 per contractor.

The reports from the Chief Operating Officer were accepted.

The Chief Operating Officer Paul Spieles provided a recommendation to approve an initial Guaranteed Maximum Price in an amount not to exceed \$7,639,197.00 with Berglund Construction Company to provide construction management at risk services for the Richard Edwards IB Fine & Performing Arts Dual Language School Annex Project located at 4815 S. Karlov Avenue.

The Chief Development Officer, Paul Spieles also provided a recommendation to approve proposed amendments to professional services agreements with the following firms:

Edwards Elementary School Annex	STL Architects, Inc.	\$14,490.00;
Photographic Documentation Services Program Wide	Multivista Construction Documentation,	\$150,000.00
Oracle Primavera Systems Training Consulting Services, Program Wide	Catalyst USA Inc.	One-year extension
Environmental-Reno & Demo Services Program-Wide	Carnow, Conibear & Associates	\$160,000.00

The Chief Development Officer also advised the committee regarding the one proposed change order;

Albany Park Branch Library	Wight and Co.	\$101,008.94
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The Chief Development Officer also advised the AO committee that 13 field orders were issued involving three projects;

Oriole Park ES Annex

Current Contract Value: \$11,889,000.00 Commission's Contingency Balance: \$300,000.00

05720 Contractor: C1559 IHC Construction

FO 001 02/26/2015 \$57,354.00 Issue for Construction drawings and specifications revisions (E/O A List)

Total: \$57,354.00

05740 Lincoln ES Annex Contractor: C1561 - Blinderman Meccor Joint Venture

Current Contract Value: \$14,020,000.00 Commission's Contingency Balance: \$426,559.00

FO 011 03/26/2015 \$30,000.00 Furnish dichroic glass in lieu of owner provided rooftop play area accent material & frame (Other)

FO 013 03/26/2015 \$0.00 Final Stormwater Review revisions (E/O B List)

FO 01803/26/2015 \$3,000.00 Power & A/V revisions associated with relocated teacher's desk in Computer Room (Client Directed)

FO 020 03/26/2015 \$550.00 Cap and abandon the vent stack pipe in existing switchgear room (Differing Site Conditions)

FO 021 03/05/2015 \$10,000.00 Additional manpower and equipment for structural steel detail work on (Other)

FO 022 03/26/2015 (\$3,500.00) Relocation of plumbing stacks and deletion of backfed water service from annex (Differing Site Conditions)

FO 023 03/26/2015 \$3,600.00 Abatement/demolition and gypsum board revisions in Switchgear Room (Differing Site Conditions)

FO 024 03/12/2015 \$4,000.00 Additional receptacle and breaker revision for Double Steamer (E/O B List)

Total \$47,650.00

08150 Chinatown Branch Library Contractor: PS1953 Wight Construction (Design Builder)

Current Contract Value: \$10,411,836.00 Commission's Contingency Balance: \$745.00

FO 006 03/12/2015 \$73,866.52 Furnish and install full height glass partition wall at the Community Room (Other)

FO 009 03/12/2015 \$15,000.00 Fixture revisions at Children's Area (Other)

FO 010 03/12/2015 \$50,000.00 Furnish and install security cameras (Other)

FO 011 03/12/2015 \$10,316.00 Provide flexible walkway adjacent to the parapet wall and furnish (1) body harness (Other)

Total: \$149,182.52

The reports from the Chief Development Officer were accepted.

Next was an approval to convene an Executive Session under 2(c)5 of the Open Meeting Act to discuss the purchase of property for the Lindblom Math and Science Academy Parking Lot Project.

During Executive Session, Legal Counsel provided a report regarding the proposed acquisition of property for the Robert Lindblom Math and Science Academy Parking Lot.

At the conclusion of Executive Session, the meeting was reconvened and the report was accepted.

The meeting was adjourned.